

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

Pinecrest Ranches, Inc.
Exact Legal Name of Respondent

WU779-09-AR
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2009

Form PSC/ECR 006-W (Rev. 12/99)

ECONOMIC REGULATION

10 JUN 38 PM 1:56

FLORIDA PUBLIC SERVICE
COMMISSION

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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**FINANCIAL
SECTION**

REPORT OF

Pinecrest Ranches, Inc.
(EXACT NAME OF UTILITY)

6115 Highway 60 East Bartow, FL 33830		Bartow, FL	Polk County
Mailing Address		Street Address	County
Telephone Number	863/537-1411	Date Utility First Organized	1987
Fax Number	863/537-4398	E-mail Address	ginger00317@msn.com
Sunshine State One-Call of Florida, Inc. Member No. _____			

Check the business entity of the utility as filed with the Internal Revenue Service:

- Individual
 Sub Chapter S Corporation
 1120 Corporation
 Partnership

Name, Address and phone where records are located: Norman Duncan
 6115 St. Rd. 60 East, Bartow, FL 33830 863/537-1411

Name of subdivisions where services are provided: Citrus Highlands and Starr Terrace

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Norman Duncan</u>	<u>President</u>	<u>P. O. Box 2427</u> <u>Bartow, FL 33831-2427</u>	none
Person who prepared this report: <u>Norman Duncan</u>	<u>President</u>	<u>P. O. Box 2427</u> <u>Bartow, FL 33831-2427</u>	
Officers and Managers:			\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>Norman Duncan</u>	<u>50%</u>	<u>P. O. Box 2427</u> <u>Bartow, FL 33831-2427</u>	\$ none
<u>Richard Little</u>	<u>50%</u>	<u>6215 Dale Street</u> <u>Cass City, MI 48726</u>	\$ none
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Pinercrest Ranches, Inc.

YEAR OF REPORT
December 31, 2009

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 49,824	\$ _____	\$ _____	\$ 49,824
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		2,842	_____	_____	2,842
Total Gross Revenue_____		\$ 52,667	\$ _____	\$ _____	\$ 52,667
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 59,266	\$ _____	\$ _____	\$ 59,266
Depreciation Expense_____	F-5	6,216	_____	_____	6,216
CIAC Amortization Expense_____	F-8	2,826	_____	_____	2,826
Taxes Other Than Income_____	F-7	359	_____	_____	359
Income Taxes_____	F-7	0	_____	_____	0
Total Operating Expense_____		\$ 68,667	_____	_____	\$ 68,667
Net Operating Income (Loss)		\$ (16,000)	\$ _____	\$ _____	\$ (16,000)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		2,814	_____	_____	2,814
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (18,814)	\$ _____	\$ _____	\$ (18,814)

UTILITY NAME: Pinecrest Ranches, Inc

YEAR OF REPORT DECEMBER 31, 2009

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
		See Note Below	
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>191,941</u>	\$ <u>201,423</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>94,417</u>	<u>127,610</u>
Net Utility Plant -----		\$ <u>97,524</u>	\$ <u>73,813</u>
Cash -----		<u>573</u>	<u>336</u>
Customer Accounts Receivable (141) -----		<u>4,326</u>	<u>3,585</u>
Other Assets (Specify): -----			
Water system franchise -----		-	<u>819</u>
Loan Costs (Net of Amortization) -----		-	<u>996</u>
Total Assets -----		\$ <u>102,422</u>	\$ <u>79,549</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u>67</u>	<u>20</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----		<u>29,218</u>	<u>31,395</u>
Retained Earnings (215) -----	F-6	<u>(21,231)</u>	<u>(161,957)</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>8,054</u>	\$ <u>(130,542)</u>
Long Term Debt (224) -----	F-6	\$ -	\$ <u>136,919</u>
Accounts Payable (231) -----		-	<u>61,755</u>
Notes Payable (232) -----		<u>52,482</u>	<u>788</u>
Customer Deposits (235) -----		<u>302</u>	-
Accrued Taxes (236) -----		-	<u>2,833</u>
Other Liabilities (Specify) -----			-
Accrued Interest -----		-	<u>6,013</u>
Accrued Rent -----		-	<u>593</u>
Advances for Construction -----			-
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>41,584</u>	<u>1,190</u>
Total Liabilities and Capital -----		\$ <u>102,422</u>	\$ <u>79,549</u>

Note: Adjusted to agree with Staff Audit in Docket No. 090414-WU.

UTILITY NAME Pinecrest Ranches, Inc.

YEAR OF REPORT
DECEMBER 31, 2009

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>191,941</u>	\$ _____	\$ _____	\$ <u>191,941</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>191,941</u>	\$ _____	\$ _____	\$ <u>191,941</u>

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water See Note Below	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>127,610</u>	\$ _____	\$ _____	\$ <u>127,610</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>6,216</u>	\$ _____	\$ _____	\$ <u>6,216</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>6,216</u>	\$ _____	\$ _____	\$ <u>6,216</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>94,417</u>	\$ _____	\$ _____	\$ <u>94,417</u>

Note: Balances adjusted per Staff Audit in Docket No. 090414-WU.

UTILITY NAME: Pinecrest Ranches, Inc.

YEAR OF REPORT DECEMBER 31, 2009

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	1	_____
Shares authorized _____	100	_____
Shares issued and outstanding _____	20	_____
Total par value of stock issued _____	20	_____
Dividends declared per share for year _____	0	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ (2,417)
Changes during the year (Specify): _____ _____	_____ _____	(18,814) _____
Balance end of year _____	\$ _____	\$ (21,231)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ n/a	\$ n/a
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
CenterState Bank \$653.33/mo P&I	7.50%	12	\$ 52,482
_____ _____	_____ _____	_____ _____	_____ _____
Total _____			\$ 52,482

UTILITY NAME: Pinecrest Ranches, Inc.

YEAR OF REPORT DECEMBER 31, 2009

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	157	_____	_____	157
Regulatory assessment fee _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
County & State _____	202	_____	_____	202
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 359	\$ _____	\$ _____	\$ 359

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Linda Fisher	\$ 3,708	\$ _____	Plant Operator
Cheryl M Martin	\$ 2,677	\$ _____	Professional Services-Accounting
Water Supply, Inc	\$ 12,722	\$ _____	Maint/Testing/Meter Reading
Water Supply, Inc	\$ 7,200	\$ _____	Professional Services-Accounting
Walter Messer	\$ 1,121	\$ _____	Plant Operator
Tim Denmark	\$ 859	\$ _____	Lawn Maintenance
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b) See Note Below	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 100,351	\$ _____	\$ 100,351
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	100,351	_____	100,351
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	100,351	_____	100,351
6) Less Accumulated Amortization _____	58,767	_____	58,767
7) Net CIAC _____	\$ 41,584	\$ _____	\$ 41,584

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	n/a	n/a	n/a
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____	_____	\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ n/a

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ 55,941	\$ _____	\$ 55,941
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	2,826	_____	2,826
Balance End of Year (Must agree with line #6 above.)	\$ 58,767	\$ _____	\$ 58,767

Note: Balances adjusted per Staff Audit in Docket No. 090414-WU

**** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR ****

UTILITY NAME Pinecrest Ranches, Inc.

YEAR OF REPORT DECEMBER 31, 2009

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ %
Commission Order Number approving AFUDC rate: _____

**** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR ****

UTILITY NAME: Pincrest Ranches, Inc.

YEAR OF REPORT DECEMBER 31, 2009

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ <u><u>n/a</u></u>	\$ <u><u>n/a</u></u>	\$ <u><u>n/a</u></u>	\$ <u><u>n/a</u></u>	\$ <u><u>n/a</u></u>

(1) Explain below all adjustments made in Column (e):

**WATER
OPERATING
SECTION**

UTILITY NAME: Pinecrest Ranches, Inc.

YEAR OF REPORT DECEMBER 31, 2009

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f) See Note Below
301	Organization	\$	\$	\$	\$
302	Franchises	819	(819)		-
303	Land and Land Rights	16,500	-		6,500
304	Structures and Improvements	4,071	1,682		5,753
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	88,207	(76,741)		11,466
308	Infiltration Galleries and Tunnels				
309	Supply Mains	14,432	(11,592)		2,840
310	Power Generation Equipment	-	-		-
311	Pumping Equipment	17,874	(9,658)		8,216
320	Water Treatment Equipment	1,439	(809)		630
330	Distribution Reservoirs and Standpipes	15,144	(3,696)		11,448
331	Transmission and Distribution Lines	27,106	73,631		100,737
333	Services	3,819	11,544		15,363
334	Meters and Meter Installations	9,800	-		20,544
335	Hydrants	-	-		8,444
336	Backflow Prevention Devices	450	-		-
339	Other Plant and Miscellaneous Equipment	910	-		-
340	Office Furniture and Equipment	257	(257)		-
341	Transportation Equipment	-	-		-
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	1,864	(1,864)		-
	Total Water Plant	\$ 202,692	\$ (18,579)	\$ 0	\$ 191,941

Plant balances as reflected in Docket No. 090414-WU SARC per staff audit.

UTILITY NAME: Pinecrest Ranches, Inc.

YEAR OF REPORT
DECEMBER 31, 2009

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	0 %	3.57 %	\$ 1,990	\$	See Note Below	See Note Below
305	Collecting and Impounding Reservoirs		%				212	4,161
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	0 %	3.7 %	65,756		421	7,052
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	32	0 %	3.12 %	9,885		90	1,865
310	Power Generating Equipment	17	0 %	5.88 %				
311	Pumping Equipment	17	0 %	5.88 %	16,381		549	8,221
320	Water Treatment Equipment	7	0 %	14.29 %	1,439		90	1,141
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	10,095		347	7,978
331	Trans. & Dist. Mains	38	0 %	2.63 %	15,632		2,650	44,418
333	Services	35	0 %	2.85 %	1,919		440	8,907
334	Meter & Meter Installations	17	0 %	5.88 %	3,905		1,205	7,762
335	Hydrants	46	0 %	2.5 %			212	2,912
336	Backflow Prevention Devices	17	0 %	5.88 %	27			
339	Other Plant and Miscellaneous Equipment	20	0 %	5 %	507			
340	Office Furniture and Equipment	15	0 %	6.67 %	74			
341	Transportation Equipment		%					
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 127,610	\$	\$ 6,216	\$ 94,417 *

* This amount should tie to Sheet F-5.

Note: Balances per Staff Audit in Docket No. 090414-WU.

UTILITY NAME: Pinecrest Ranches, Inc.

YEAR OF REPORT
DECEMBER 31, 2009

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	\$ -
604	Employee Pensions and Benefits	-
610	Purchased Water	
615	Purchased Power	
616	Fuel for Power Production	4,821
618	Chemicals	1,026
620	Materials and Supplies	2,465
630	Contractual Services:	
	Billing	
	Professional	3,120
	Testing	13,588
	Other	3,491
640	Rents	8,170
650	Transportation Expense	3,900
655	Insurance Expense	2,042
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	4,510
670	Bad Debt Expense	2,684
675	Miscellaneous Expenses	601
		8,847
	Total Water Operation And Maintenance Expense	\$ 59,266 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	128	128	128
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
Total			<u>128</u>	<u>128</u>	<u>128</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Pinecrest Ranches, Inc.

SYSTEM NAME: Citrus Highlands

YEAR OF REPORT
DECEMBER 31, 2009

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January	n/a	666	-	666	578
February	n/a	647	-	647	640
March	n/a	752	-	752	578
April	n/a	767	-	767	632
May	n/a	892	-	892	754
June	n/a	747	-	747	688
July	n/a	615	-	615	539
August	n/a	729	-	729	595
September	n/a	739	-	739	645
October	n/a	873	-	873	746
November	n/a	708	-	708	696
December	n/a	659	-	659	574
Total for Year	n/a	8,794	-	8,794	7,666

If water is purchased for resale, indicate the following:

Vendor n/a

Point of delivery n/a

If water is sold to other water utilities for redistribution, list names of such utilities below:

n/a

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	2"	500	0	0	500
PVC	3"	6300	0	0	6300
PVC	4"	3210	0	0	3210
PVC	6"	5025	0	0	5025
PI	4"	20	0	0	20
Fire Hydrants		9	0	0	9

UTILITY NAME: _____ Pinecrest Ranches, Inc.

SYSTEM NAME: _____ Citrus Highlands

YEAR OF REPORT DECEMBER 31, 2009

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1986	1989	_____	_____
Types of Well Construction and Casing _____	Rotary	Rotary	_____	_____
_____	Grouted	Grouted	_____	_____
_____	BT & C Steel	BT & C Steel	_____	_____
Depth of Wells _____	190'	405'	_____	_____
Diameters of Wells _____	4	6	_____	_____
Pump - GPM _____	75	350	_____	_____
Motor - HP _____	5	25	_____	_____
Motor Type * _____	Submersible	Submersible	_____	_____
Yields of Wells in GPD _____	180,000	504,000	_____	_____
Auxiliary Power _____	on-site	on-site	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	n/a	n/a	n/a
Capacity of Tank _____	6,000	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	n/a	n/a	n/a	n/a
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
Pumps				
Manufacturer _____	n/a	n/a	n/a	n/a
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: _____ Pinecrest Ranches, Inc.

YEAR OF REPORT
DECEMBER 31, 2009

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	105,510	n/a	n/a
Type of Source _____	Ground	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	Hydrochloriator	n/a	n/a
Make _____	Hydropncumatic Tank	_____	_____
Permitted Capacity (GPD) _____	264,000	_____	_____
High service pumping	_____	_____	_____
Gallons per minute	n/a	_____	_____
Reverse Osmosis _____	n/a	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	n/a	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	n/a	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	25 gpd	_____	_____
Ozone _____	n/a	_____	_____
Other _____	n/a	_____	_____
Auxiliary Power _____	Stand by Generator	_____	_____

UTILITY NAME: ___ Pinecrest Ranches, Inc.

YEAR OF REPORT
DECEMBER 31, 2009

SYSTEM NAME: ___ Citrus Highlands

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve. _____ 1084
ERCs * which can be served. _____ 1084
3. Present system connection capacity (in ERCs *) using existing lines. _____ 144
4. Future connection capacity (in ERCs *) upon service area buildout. _____ 166
5. Estimated annual increase in ERCs *. _____ 23
6. Is the utility required to have fire flow capacity? _____ Yes but in a separate system.
If so, how much capacity is required? ___ 3500 Supply 500 gpm @ Hydrant
7. Attach a description of the fire fighting facilities. _____ Require Annual Fire Flow Test
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

9. When did the company last file a capacity analysis report with the DEP? ___ 2002
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____ n/a
 - c. When will construction begin? _____ n/a
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _ n/a
11. Department of Environmental Protection ID # _____ 6535079
12. Water Management District Consumptive Use Permit # _____ 2009128.002
 - a. Is the system in compliance with the requirements of the CUP? _____ yes
 - b. If not, what are the utility's plans to gain compliance? _____ n/s

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

Note: This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, to the best of my knowledge and belief:

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

- | | | | |
|---|---|---|---|
| 1.
<input checked="" type="checkbox"/> | 2.
<input checked="" type="checkbox"/> | 3.
<input checked="" type="checkbox"/> | 4.
<input checked="" type="checkbox"/> |
|---|---|---|---|



(signature of chief executive officer of the utility) *

Date: 07/07/10

- | | | | |
|---|---|---|---|
| 1.
<input checked="" type="checkbox"/> | 2.
<input checked="" type="checkbox"/> | 3.
<input checked="" type="checkbox"/> | 4.
<input checked="" type="checkbox"/> |
|---|---|---|---|

(signature of chief financial officer of the utility) *

Date: _____

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.